

R E B U I L D
P O T R E R O



Potrero Block B Community Meeting

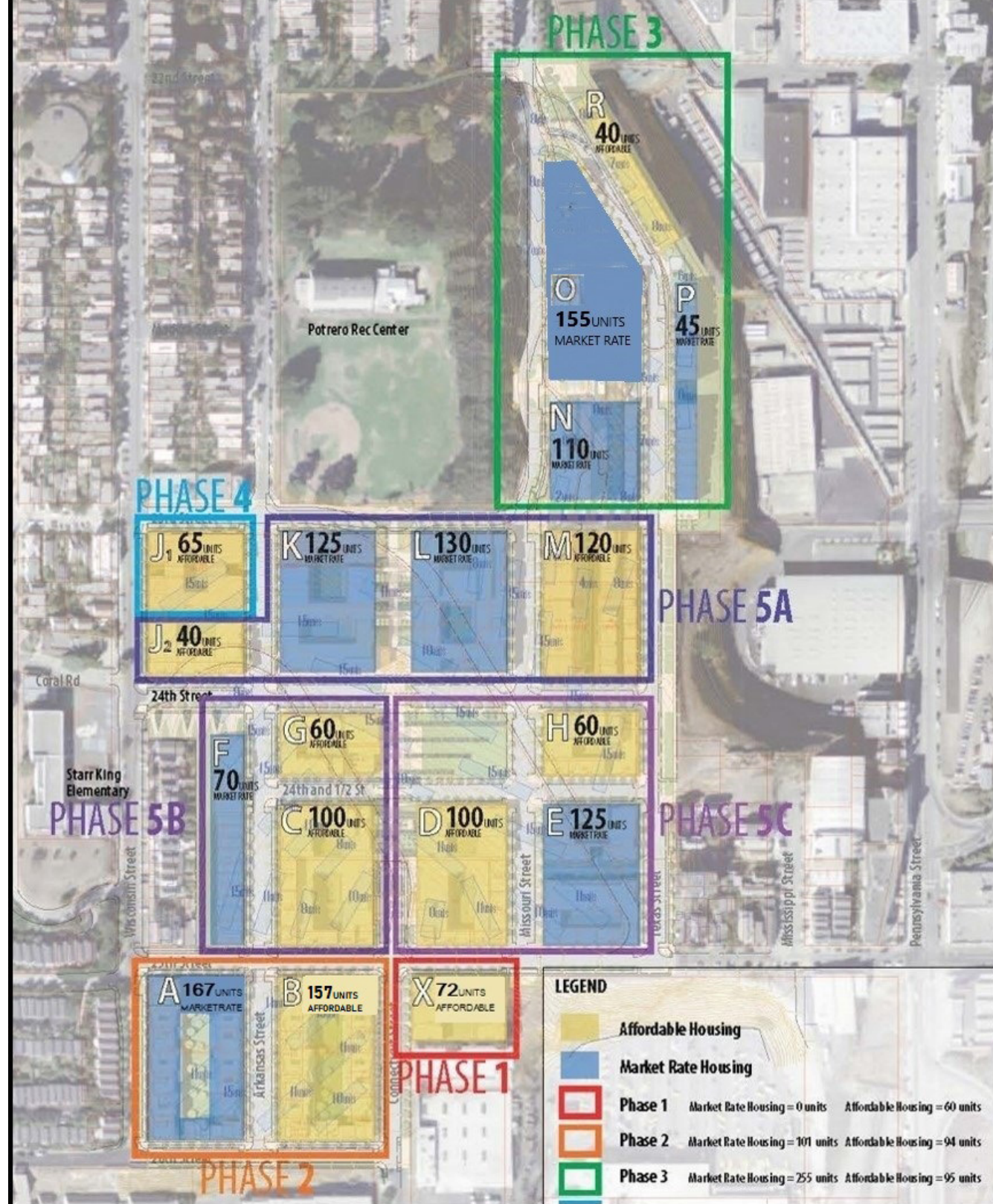
June 2, 2020



Agenda

- **Welcome & Virtual Protocol**
- **Team Introductions**
- **Project Update**
 - **Height / density change**
 - **Unit mix and sizes**
 - **Parking**
 - **Open space**
- **Survey**
- **Q & A**
- **Next Steps**

Rebuild Potrero



Site: Proposed Neighborhood



2017 Block B Site Plan



- 120 total units /all accessible
- 2 buildings
- All elevator access
- Flats
- .5 cars/unit indoor parking
- Child care (50 children)
- Complete backyard access

Current Block B Site Plan



- 157 total units / all accessible
- 2 buildings
- All elevator access
- Flats
- 77 indoor parking spaces (0.49/unit)
- 45 on-street parking spaces
- Child care (50 children)

Program Comparison

2017 Design	2020 Design
<ul style="list-style-type: none">• 120 Units• All elevator access• Two lobbies with mail rooms• Management offices• 60 indoor parking spaces (0.5 cars/unit)• Accessible drop-off (indoor)• Child care (50 children)• Community room• Public mini-park• Accessible courtyard with landscaped open space	<ul style="list-style-type: none">• 157 Units• All elevator access• Two lobbies with mail rooms• Management offices• 77 indoor parking spaces (0.49 cars/unit)• Accessible drop-off (indoor)• Child care (50 children)• Accessible child care drop-off• Community room• Teen homework room• Public mini-park• Community Garden• Accessible courtyard with landscaped open space

Main Entry at 25th & Connecticut Street



25th Street Elevation



Building A Lobby
MUNI Bus Stop Location

Arkansas Street Elevation



Street Parking
Child Care Entry

Child Care Accessible
Drop-off

26th Street Elevation



Building B Lobby

Connecticut Street Elevation



Building B Lobby

Street Parking

**Mini Park
Lobby Parking Garage
Entry**

Building A

Unit Design



Block X: Corridor



Block X: Living and Kitchen



Block X: Bathroom

Unit Mix: Comparison to 2017 Design

	2017		2020	
	Units	%	Units	%
1 Bedroom	33	28%	40	25%
2 Bedroom	42	35%	54	34%
3 Bedroom	35	29%	52	33%
4 Bedroom	10	8%	11	7%
Total	120		157	

Unit Types, Average Sizes & Comparison to Existing Potrero Units



I BEDROOM

AVG. 660 sf 30% increase

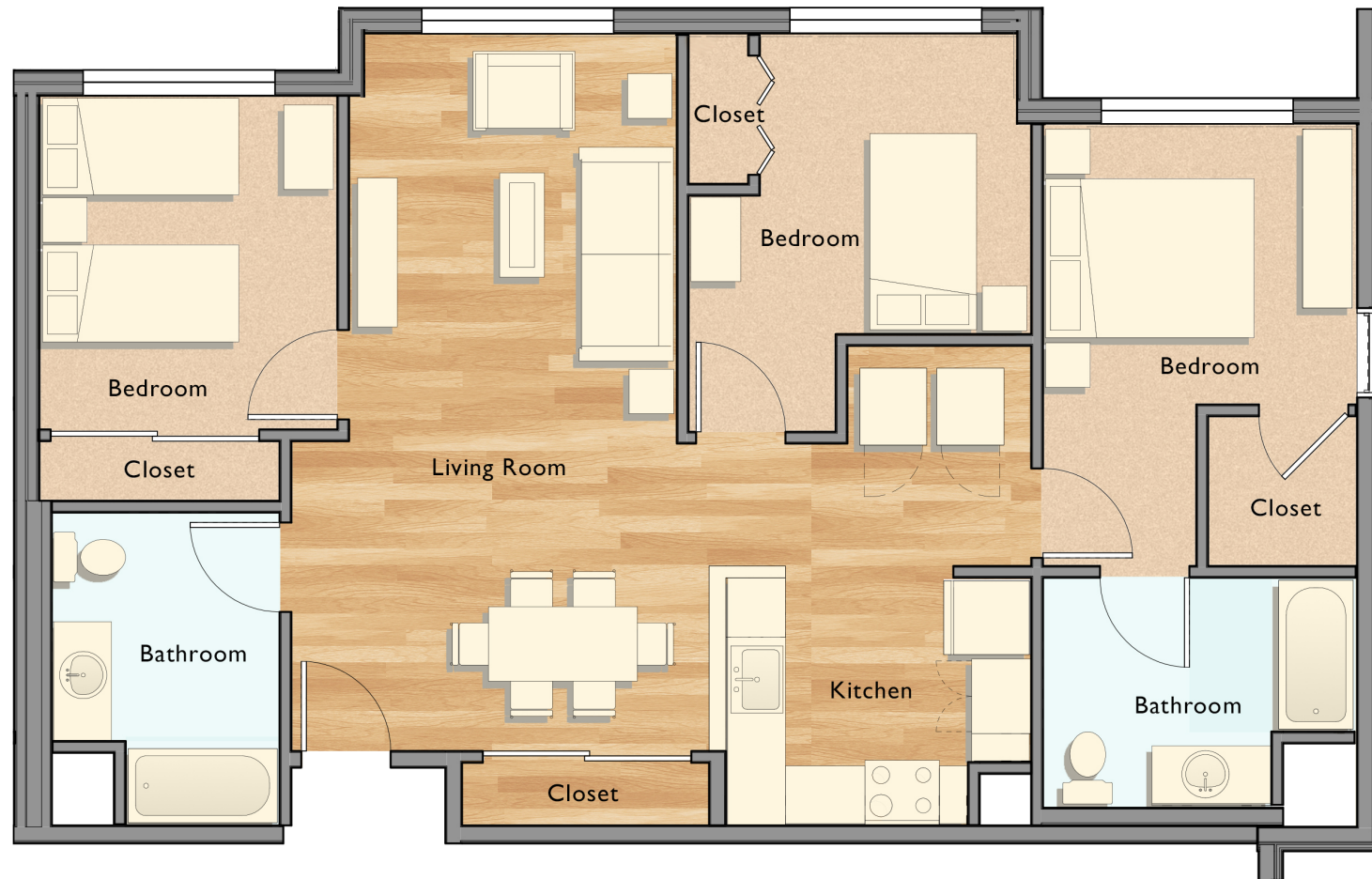
Unit Types, Average Size & Comparison to Existing Potrero Units



2 BEDROOM

AVG. 946 sf 31% increase

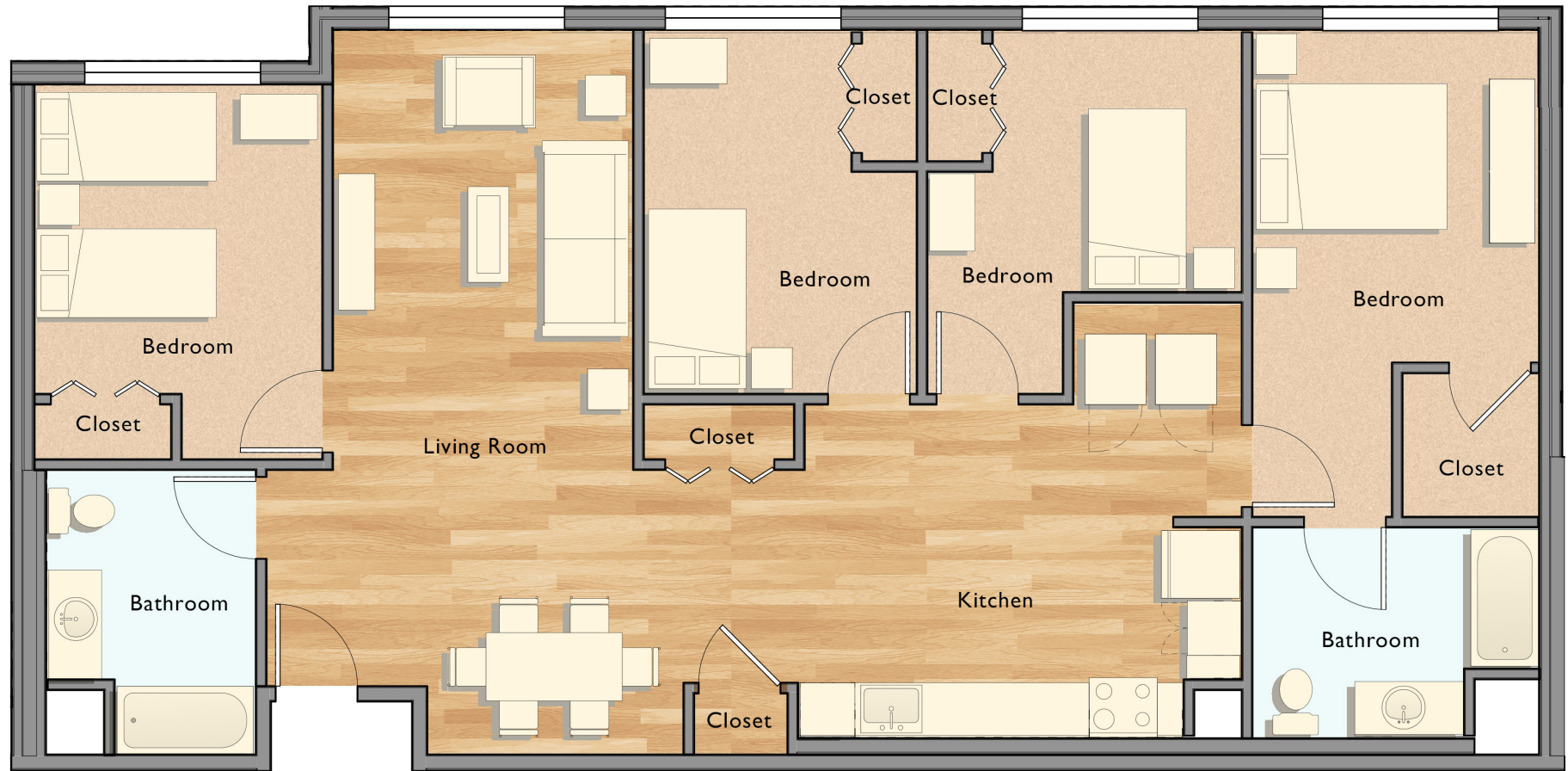
Unit Types, Average Size & Comparison to Existing Potrero Units



3 BEDROOM

AVG. 1250 sf 29% increase

Unit Types, Average Size & Comparison to Existing Potrero Units



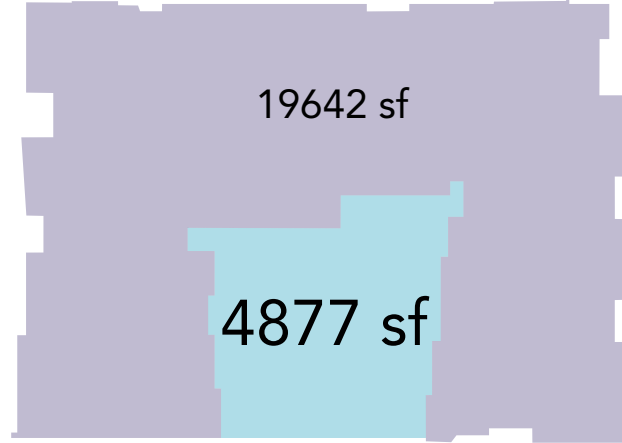
4 BEDROOM

AVG. 1547 sf 32% increase

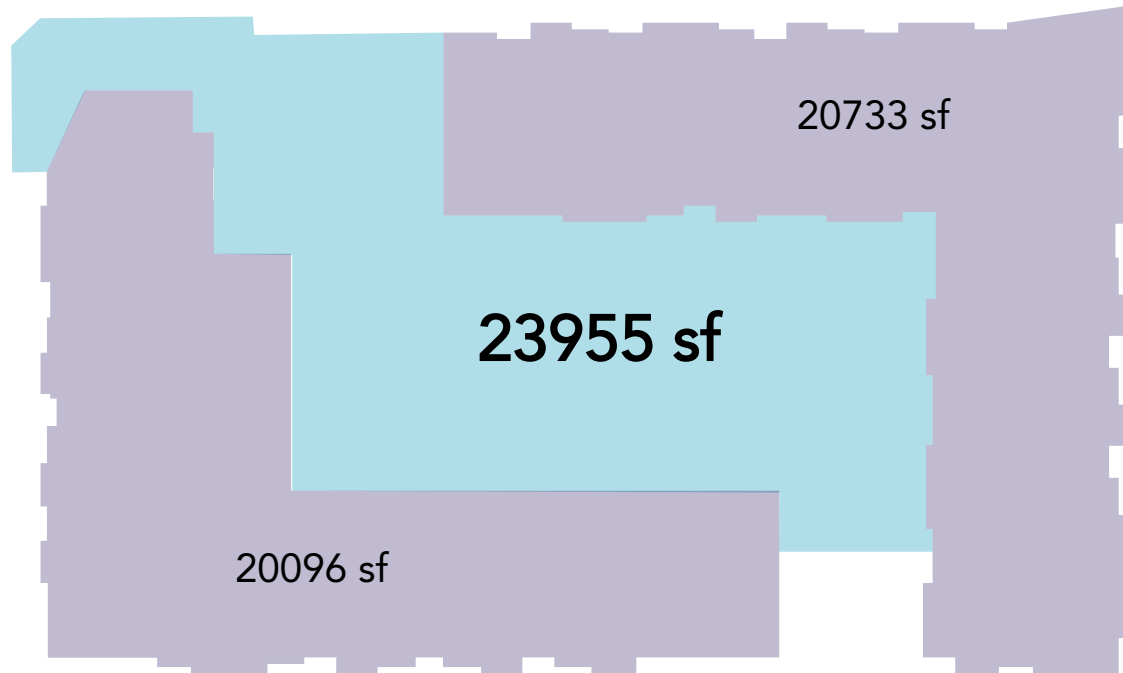
Parking

	Block X	Block B: 2017	Block B: 2020
Total # of Units	72	120	157
Indoor Parking Spaces	29	60	77
Ratio (cars / unit)	0.4 cars / unit	0.5 cars / unit	0.49 cars / unit
Street Parking Spaces		44	44
Total		104	121

Open Space: Size Comparison to Block X



Block X



Block B

Open Space: Goals



Children's play



BBQ Area



Community garden



Tot lot

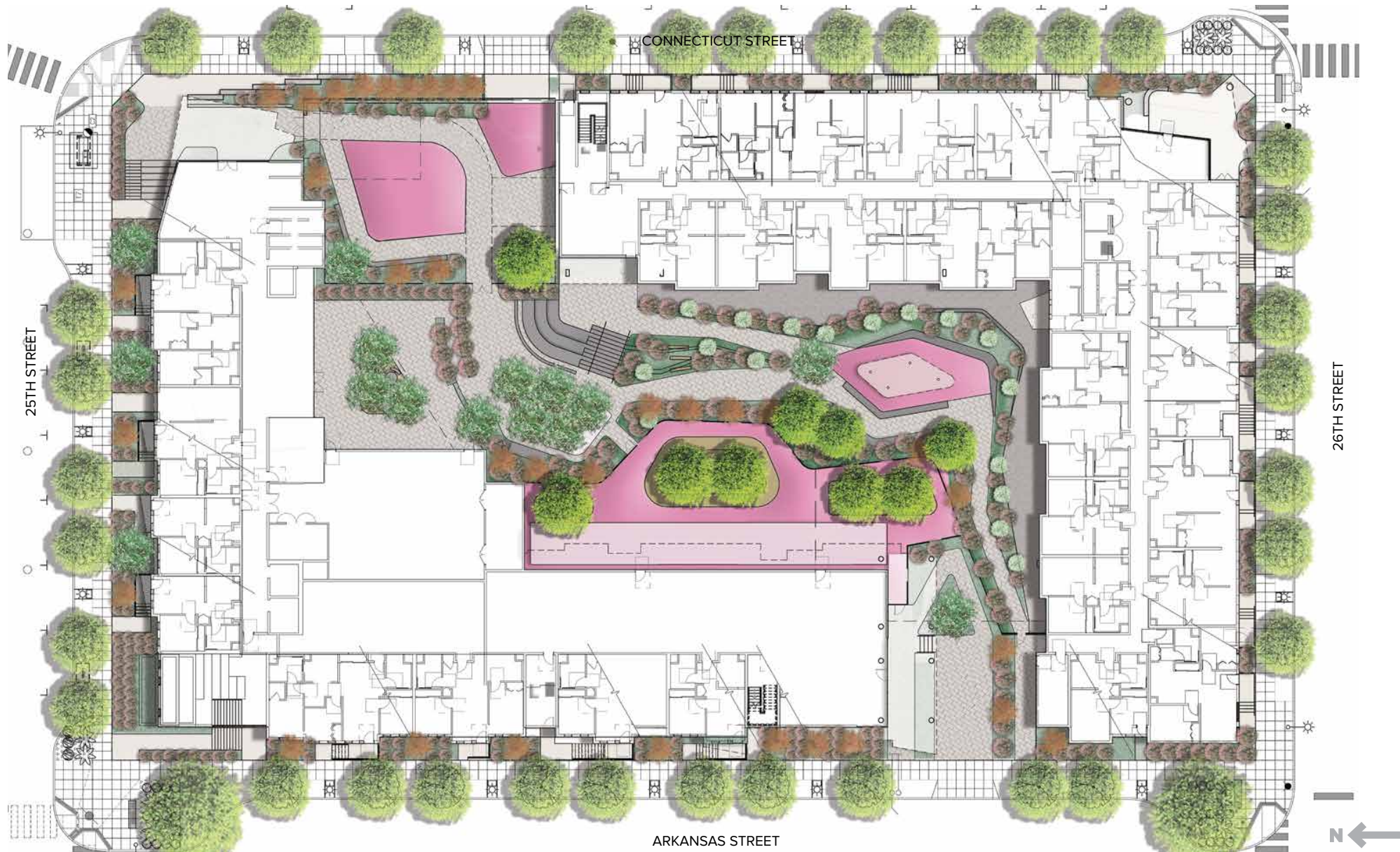


Outdoor seating



Areas of sun & shade

Open Space: Courtyard & Mini-Park



Open Space: Public Mini-Park



Open Space: Residents' Community Room plaza



Open Space: Residents' Amphitheater Seating

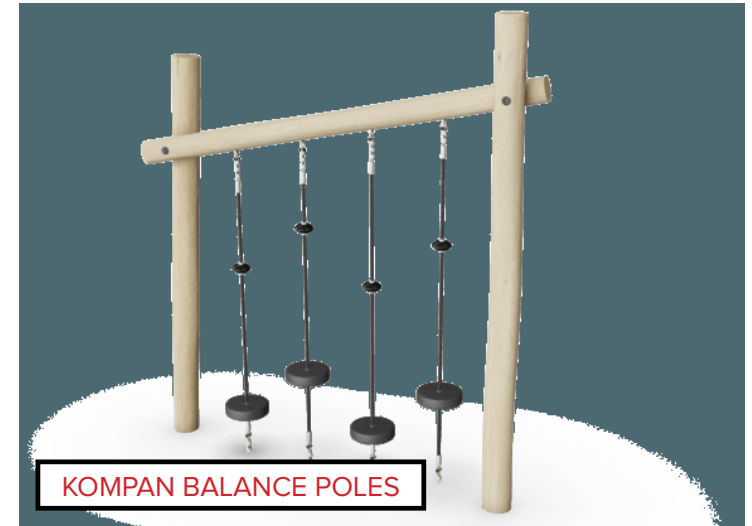


Open Space: Residents' small children's play area & seating

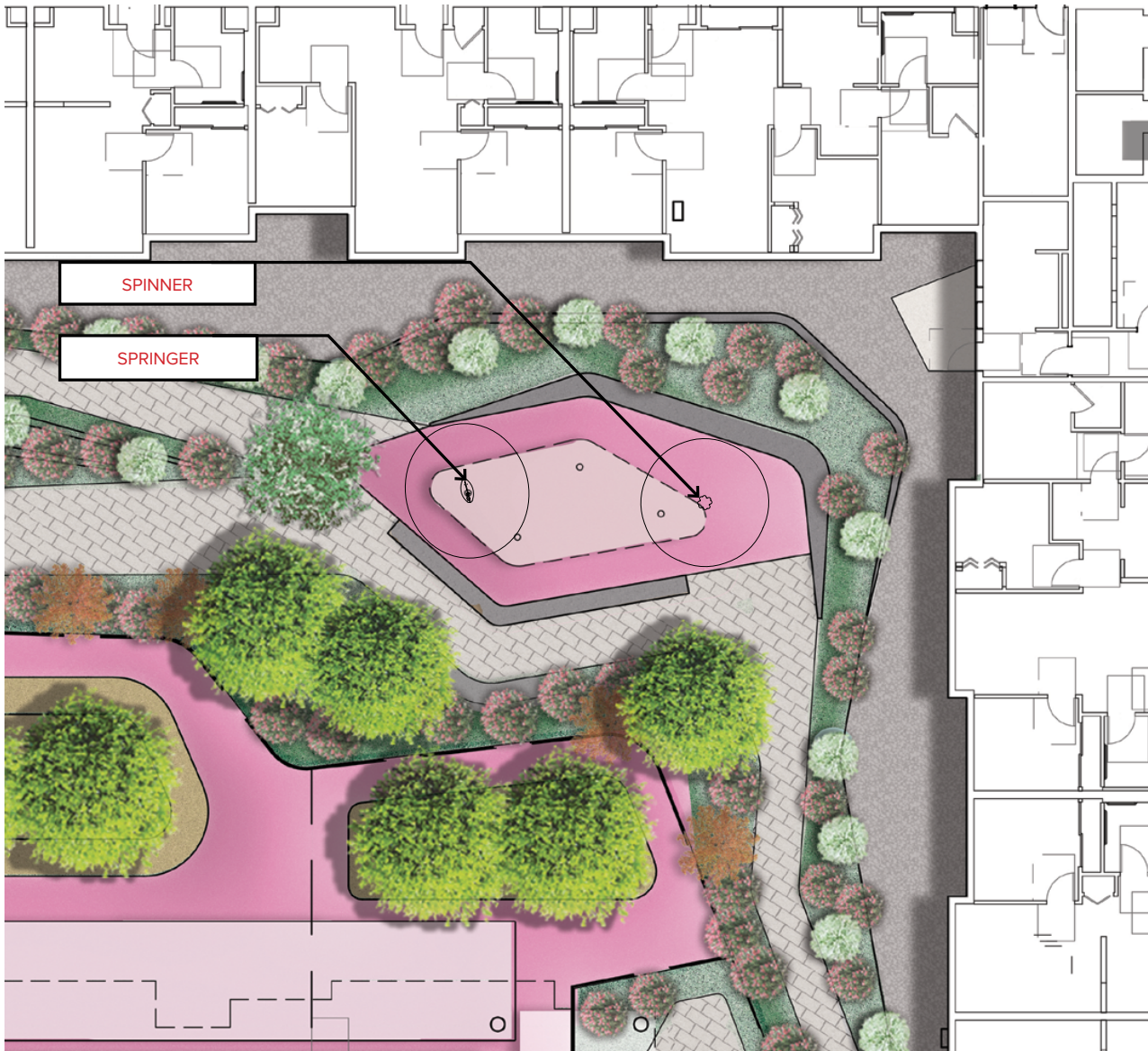


Play Equipment at Mini-Park

Examples of Play Equipment



Play Equipment in Courtyard: Tot Lot



Examples of Play Equipment



KOMPAN SPINNER



KOMPAN SPRINGER

Community Art: Examples for Block B



**Art Panels. By Mark
Roller and Colette
Crutcher (2000)**



**Ocean Avenue History
Project [Unity Plaza]. By
Wowhaus (2016)**

Video

Survey

Question I

What types of play and fitness elements would you like to see in the park and courtyard?

A. Formal Play Structures



B. Informal Play Elements



Survey

Question 1 (continued)

C. Ball Wall



D. Turf Area



Survey

Question 1 (continued)

E. Fitness Equipment



Survey

Question 2

What types of fruits, flowers, and vegetables would you like to see in the community garden?



Survey

Question 3

What would you like to see featured in the public art?



Art Panels. By Mark Roller and Colette Crutcher (2000)



Ocean Avenue History Project [Unity Plaza]. By Wowhaus (2016)

Q & A

Please type in the chat
or raise your hand

Next Steps

- Summer 2020:** Design workshop
- August 2020:** Start Phase 2 Infrastructure work
- April / May 2021:** Block B Vertical Construction Start



www.RebuildPotrero.com



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Opt-in for Mailed Materials

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